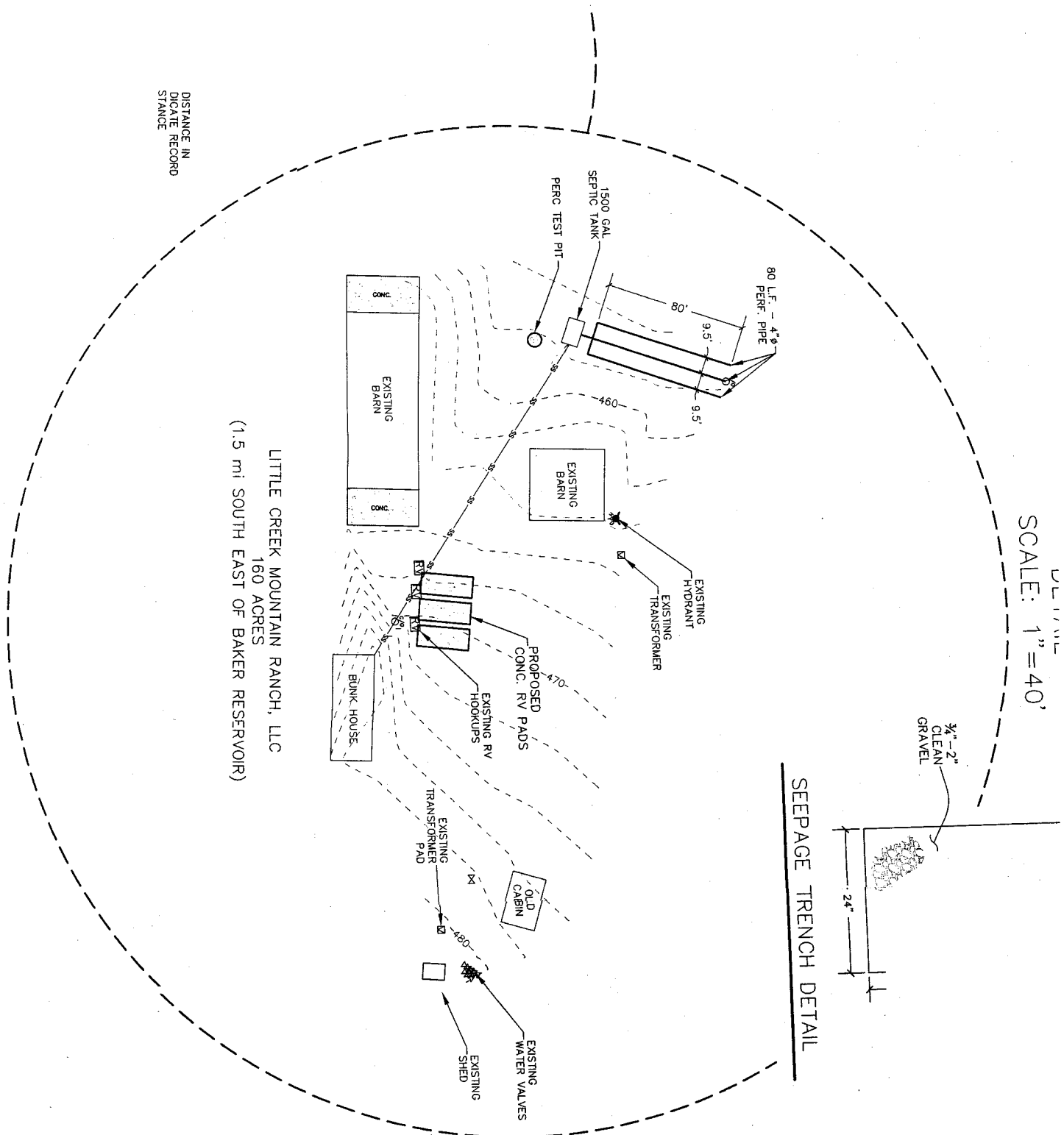
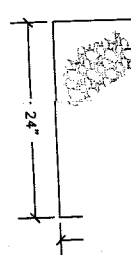


SCALE: 1"=40'

3/4"-2"  
CLEAN  
GRAVEL

SEEPAGE TRENCH DETAIL



DISTANCE IN  
DICATION  
STANCE

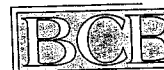
LITTLE CREEK MOUNTAIN RANCH, LLC  
160 ACRES  
(1.5 mi SOUTH EAST OF BAKER RESERVOIR)

# PEEK-A-BOO RANCH SITE PLAN

FOR

## LITTLE CREEK RANCH

SECTION 26 + 27, TOWNSHIP 39 SOUTH, RANGE 16 WEST, SLB+M  
WASHINGTON COUNTY, UT



CIVIL ENGINEERING-LLC  
163 WEST  
ST. GEORGE  
(435) 628-4

July 16, 2010

ATTN: MONTE HOLM  
Little Creek Mountain Ranch, LLC  
1540 Stonecliff Drive  
St. George, Utah 84790

I have reviewed the documents you have submitted as part of your septic system permit application. The Southwest Utah Public Health Department will issue a septic system permit for your property (Tax ID # 7126-NW located East of Baker Reservoir) upon submission of acceptable chemical test results for your drinking water source. Because the groundwater recharge area for your culinary source is well within protected Federal lands East of your property, I do not anticipate any difficulty in obtaining a suitable chemical analysis.

Thank you for your cooperation with this issue. Please contact me at (435) 986-2582 if you have any questions or concerns.

Sincerely,

Robert R. Beers, MBA, EHS

**When Recorded Mail Deed and Tax Notice To:**

Little Creek Mountain Ranch, LLC  
1540 S. Stonecliff Drive  
St. George, Utah 84790

Order No. 157895

Tax I.D. No. 7126-NW and 7127-NW

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

Date: 5/14/2010 Entry 20100015772

Submitted by: Southern Utah Title Company

Space Above This Line for Recorder's Use



SOUTHERN UTAH TITLE

"People You Can Trust in a Changing World"

## CORPORATE WARRANTY DEED

**FELLER HOLDING CORPORATION, a Utah Corporation**, organized and existing under the laws of the State of Utah, with its principal office at St. George, County of Washington, State of Utah, grantor(s), hereby **CONVEYS and WARRANTS to**

**LITTLE CREEK MOUNTAIN RANCH, LLC, a Nevada Limited Liability Company, as to an undivided 76.1378% interest; DESERT SPRINGS RV RESORT, LLC, an Arizona Limited Liability Company, as to an undivided 7.2061% interest; and STEIJUM HOLDING, LLC, a Nevada Limited Liability Company, as to an undivided 16.6561% interest**, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

**PARCEL 1:**

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) and the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 26, Township 39 South, Range 16 West, Salt Lake Base and Meridian.

**PARCEL 2:**

The Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 27, Township 39 South, Range 16 West, Salt Lake Base and Meridian.

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity. ALSO SUBJECT TO DEED OF TRUST, as referended on Exhibit "A" attached hereto.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 10<sup>th</sup> day of May, A. D. 2010.

ATTEST:

Sheri E. Feller, Secretary

FELLER HOLDING CORPORATION, a  
Utah Corporation

BY:

Allen Feller, President

See Attachment for the notary acknowledgment.

Notary Acknowledgment attachment to that certain Corporate Warranty Deed executed by **FELLER HOLDING CORPORATION**, a Utah Corporation grantor(s), to **LITTLE CREEK MOUNTAIN RANCH, LLC**, a Utah Limited Liability Company, as to an undivided 76.1378% interest; **DESERT SPRINGS RV RESORT**, an Arizona Limited Liability Company, as to an undivided 7.2061% interest; and **STEIJUM HOLDING, LLC**, a Nevada Limited Liability Company, as to an undivided 16.6561% interest , grantee(s).

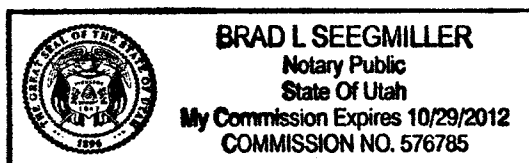
Order No. 157895


Tax I.D. No. 7126-NW and 7127-NW

**NOTARY**

State of Utah )  
County of Washington )

On the 10<sup>th</sup> day of May, A. D. 2010, personally appeared before me, Allen Feller and Sheri E. Feller, who being by me duly sworn did say that the said Allen Feller is the President , and the said Sheri E. Feller is the Secretary of **FELLER HOLDING CORPORATION**, a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Allen Feller and Sheri E. Feller each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.





  
Notary Public

My Commission Expires: 10/29/2012  
Notary Public residing at: Sr. George, Utah

**Exhibit "A" - Subject to Trust Deed**

Revolving Credit Deed of Trust, dated March 10, 2006, executed by **FELLER HOLDING CORP.**, A Utah Corporation, as **TRUSTOR**, in favor of **SUNFIRST BANK**, as **TRUSTEE** and **BENEFICIARY**, to secure the payment of \$1,300,000.00 and interest, recorded September 1, 2006, as Doc. No. 20060040003 Official Washington County Records

Warranty Deed Page 1 of 2  
 Russell Shirts Washington County Recorder  
 05/14/2010 10:49:30 AM Fee \$12.00 By  
 SOUTHERN UTAH TITLE

When Recorded Mail Deed and Tax Notice To:  
 Little Creek Mountain Ranch, LLC  
 1540 S. Stonecliff Drive  
 St. George, Utah 84790

Order No. 157895  
 Tax I.D. No. 7126-NW and 7127-NW

Space Above This Line for Recorder's Use



### CORPORATE WARRANTY DEED

**FELLER HOLDING CORPORATION, a Utah Corporation**, organized and existing under the laws of the State of Utah, with its principal office at St. George, County of Washington, State of Utah, grantor(s), hereby **CONVEYS and WARRANTS to**

**LITTLE CREEK MOUNTAIN RANCH, LLC, a Nevada Limited Liability Company**, as to an undivided 76.1378% interest; **DESERT SPRINGS RV RESORT, LLC, an Arizona Limited Liability Company**, as to an undivided 7.2061% interest; and **STELJUM HOLDING, LLC, a Nevada Limited Liability Company**, as to an undivided 16.6561% interest, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of UTAH:

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TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity. ALSO SUBJECT TO DEED OF TRUST, as referended on Exhibit "A" attached hereto.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 10<sup>th</sup> day of May, A. D. 2010.

ATTEST:

Sheri E. Feller, Secretary

FELLER HOLDING CORPORATION, a  
 Utah Corporation

BY:

Allen Feller, President

See Attachment for the notary acknowledgment.

Prepared by:  
First American Title Company  
560 South 300 East  
Salt Lake City, UT 84111  
(801)578-8888

AFTER RECORDING RETURN TO:  
Little Creek Mountain Ranch, LLC  
c/o Monte Holm  
1540 S. Stonediff Drive  
St. George, UT 84790

This document has been recorded  
electronically. Please see the attached copy  
to view the County Recorder's stamp as it  
now appears in the public record.

Date: 5/14/2010 Entry 201000015774

Submitted by: Southern Utah Title Company

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WATER RIGHT DEED

Escrow No. **w100019** (bjd)  
A.P.N.:

**Feller Holding Corp., a Utah corporation, GRANTOR**

Of St. George, County of Washington, State of Utah

Hereby grants, conveys and assigns, to

**Little Creek Mountain Ranch, LLC, a Nevada Limited Liability Company, GRANTEE**

Of St. George, County of Washington, State of Utah for ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following water right, on file and of record in the Washington County Recorder's office in the State of Utah.

Grantors grant and convey to Grantee all of Grantors' right, title, estate and interest in and to **only** Water Right No. 81-1104, for irrigation of 7.55 acres, Stockwatering of 13.0 elus, and Domestic 3 Families, being 39.4528 acre-feet. A Portion of Water Right 81-4670, being a segregated portion of 81-1104, for irrigation of 5.509 acres, change application a33112, for Domestic 33.0 Families, irrigation of 2.53944 acres, being 27.5472 acre-feet. .

Witness, the hand(s) of said Grantor(s), this <sup>May</sup>~~April~~ 10, 2010 .

**Feller Holding Corp., a Utah corporation**

  
Allen Feller, President

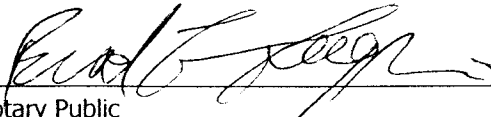
  
Sheri Feller, Secretary

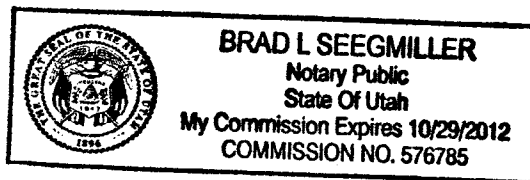
STATE OF UT )  
 )ss.  
County of Washington )

On May 10, 2010, before me, the undersigned Notary Public, personally appeared **Allen Feller and Sheri Feller**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10/29/2012

  
\_\_\_\_\_  
Notary Public





## WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Feller Holding Corp., a Utah Corporation  
Grantee: Little Creek Mountain Ranch, LLC, a Nevada Limited Liability Company  
Water Right No(s): 81-1104 and 81-4670

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

---

**SECTION 1 - TYPE OF DEED** Check one box only - Must match language in the deed

- ☐ The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)  
☐ The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)  
☐ The foregoing deed is a quit claim deed. (Grantor is making no warranties.)  
☒ The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

---

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

- ☐ All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.  
☐ In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.  
☒ No water rights other than those specifically identified by water right number are being conveyed.

---

**SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART** Check all applicable boxes

- ☐ 100% of the following water rights described in the deed are being conveyed. Water Right Nos. \_\_\_\_\_  
☐ Only the portion indicated of the following water rights described in the deed are being conveyed.  
\_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land;  
stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for the following other uses: \_\_\_\_\_  
\_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land;  
stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for the following other uses: \_\_\_\_\_  
\_\_\_\_\_ acre-feet from Water Right No. \_\_\_\_\_ for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land;  
stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for the following other uses: \_\_\_\_\_  
☒ The language in the foregoing deed is controlling as to quantity of the type of deed and associated warranties, if any.

---

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- ☐ Grantor is endorsing and delivering to Grantee stock certificates for \_\_\_\_\_ shares of stock in the following water company: N/A  
☐ Other water related disclosures: N/A

---

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance on a legal opinion concerning such information is obtained.*

Grantor's Signature: [Signature]

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Address: 1540 S. Stonecliff Drive, St. George, Utah 84790

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

Water Right Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
05/14/2010 10:49:30 AM Fee \$16.00 By  
SOUTHERN UTAH TITLE

Prepared by:  
First American Title Company  
560 South 300 East  
Salt Lake City, UT 84111  
(801)578-8888

AFTER RECORDING RETURN TO:  
Little Creek Mountain Ranch, LLC  
c/o Monte Holm  
1540 S. Stonediff Drive  
St. George, UT 84790

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

### WATER RIGHT DEED

Escrow No. **w100019** (bjd)  
A.P.N.:

**Feller Holding Corp., a Utah corporation, GRANTOR**

Of St. George, County of Washington, State of Utah

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Witness, the hand(s) of said Grantor(s), this <sup>May</sup>~~April~~ 10, 2010 .

**Feller Holding Corp., a Utah corporation**

  
Allen Feller, President

  
Sheri Feller, Secretary

07/13/2010 09:31 4356740971

SOUTHWEST SALES SERV

PAGE 03/04

**Chemtech-Ford Laboratories**  
Certificate of Analysis

Lab Sample No.: 1002529-01

**Name:** Safe Solid Solutions  
**Sample Site:** Peekaboo Well  
**Comments:**  
**Sample Type:** Water

**Sample Date:** 4/12/2010 7:10 AM  
**Receipt Date:** 4/12/2010 10:40 AM  
**Sampler:** Bryon Tarbet  
**System No.:**

Parameter	Sample Result	Minimum Reporting Limit	Units	Analysis Date/Time	Analyst Initials	Analytical Method	Flag
<b>Metals</b>							
Arsenic, Total	0.0102	0.0025	mg/L	4/13/2010 15:47	MJB	EPA 200.8	
<b>Microbiology</b>							
Coliform, Total	< 1	1	Org/100 mL	4/13/2010 14:00	BTK	SM9223B-PA	
E. Coli	< 1	1	Org/100 mL	4/13/2010 14:00	BTK	SM9223B-PA	